



BENBOWS, 5 BENBOW STREET, STOKE, PLYMOUTH, PL2 1BX

TRADITIONAL FISH AND CHIP TAKE-AWAY. Enviably located in a popular residential and commercial area Plymouth. Impressive lock-up premises extensively renovated and refurbished with take-away, kitchen/preparation areas, freezer room, WC and potato prep/store. Well established with excellent potential to further develop. Excellent Turnover with healthy profits. Leasehold. Rent £250 per week. Viewing recommended.

- TRADITIONAL FISH AND CHIP TAKE-AWAY
- SOUGHT AFTER RESIDENTIAL/COMMERCIAL AREA
- LOCK-UP UNIT EXTENSIVELY FITTED AND EQUIPPED
- EXCELLENT TURNOVER WITH HEALTHY PROFITS
- EPC RATING C [58]
- WELL ESTABLISHED CONCERN
- EXCELLENT POTENTIAL FOR FURTHER DEVELOPMENT

LEASEHOLD BUSINESS TRANSFER - PREMIUM O.I.R.O £39,950 SAV

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Miller Commercial 

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LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This thriving business is located just off Albert Road, serving the popular and sought after residential and commercial area of Stoke, together with the nearby Devonport and Keyham areas. The city centre of Plymouth is just over 2 miles to the east, whilst the main entrance to Babcock Marina is within 500 metres. The immediate surrounding area is predominantly residential, although Albert Road itself is a busy secondary retail shopping area and, consequently, the business enjoys the benefit of an excellent and well established year round patronage.

The premises are lock-up and occupy the ground floor of a substantial period terraced property. The premises are well presented and extensively equipped throughout with impressive take-away, kitchen/prep areas, freezer room, WC and potato prep and storeroom. An early viewing appointment is highly recommended to fully appreciate the location, quality and undoubted future trading potential of this profitable and long established take-away concern.

SCHEDULE OF ACCOMMODATION: GROUND FLOOR:

TAKE-AWAY AND SALES SHOP (4.76m x 4.57m) An attractive and well-appointed double-fronted take-away with recess entrance, tiled walls, suspended ceiling, commercial floor covering, service counter with Preston Thomas range with heated cabinets over, wall mounted blackboard menu, stainless steel counters, drinks chiller, digital till system, fridge, shelving, CCTV system and access through to:-

KITCHEN/PREPARATION ROOM (3.88m x 3.56m) With commercial floor and wall coverings, suspended ceiling, range of stainless steel preparation tables, stainless steel commercial sink, counter griddle, two microwaves, Polar double door upright refrigeration unit, small fridge and two Buffalo counter bain-marie units, wall shelving, window to rear aspect and access through to:-

INNER HALLWAY With commercial floor covering, door to outside rear, access to freezer room and access to:-

STAFF WC With low flush suite and wash-hand basin.

FREEZER STORE (4.02m x 3m) With commercial floor covering and chest freezer, window to side aspect and access through to:-

FURTHER PREPARATION ROOM (3.32m x 2.85m) With commercial floor covering, plumbing for washing machine, refrigeration, wall mounted gas-fired boiler providing hot water, and door to outside rear yard area.

OUTSIDE To the rear of the property is an enclosed courtyard area with access to **POTATO STORE** with commercial chipper and peeler (rented), storage shelving and water supply.

SERVICES:

We understand that all mains services are available. The premises have the benefit of a CCTV security system.

BUSINESS:

Trade is that of a **THRIVING FISH AND CHIP TAKE- AWAY** which enjoys an enviable trading position serving this popular residential and commercial area of Plymouth. The current **MENU** revolves around traditional fish and chips, burgers, sausages, curry, pies etc.

The business is currently **RUN** by one proprietor together with one member of staff and a pool of 3-4 casual assistants. We understand that the **OPENING HOURS** are limited by the current owner to only **20 HOURS PER WEEK**, with the shop open from 4.30pm to 8.30pm on Tuesday, Wednesday, Thursday, Friday and Saturday. Our client does not open on a Sunday or Monday and chooses not to open at lunchtimes. These hours are restricted purely down to personal choice by the current owner and new owners could look to **EXTEND THESE HOURS** if they wish to do so, to help increase trade and profits in the future.

A delivery service is offered through 'Just Eats' and 'Swift Order' with deliveries undertaken within a 2 mile radius of the shop. This proves popular and it is felt offers scope for development under new ownership.

The business enjoys an **EXCELLENT REPUTATION** based on its quality and generous portions, which helps to ensure the consistent and loyal year round trade. We understand that the **CURRENT TURNOVER** amounts to approximately £190,000 per annum with a healthy gross profit margin. It must be stressed that these figures have been achieved on limited hours and it is felt that there is **TREMENDOUS POTENTIAL** to further increase trading profits in the future by extending the opening hours and the delivery side of the business. Additional trading figures will be made available to serious buyers once they have actually inspected the premises. The business has been in the present ownership for 4 years and is now offered for sale due to family commitments elsewhere.

We understand that **STOCK** to be taken over at valuation should amount to approximately £2,000.

TENURE / LEASE TERMS:

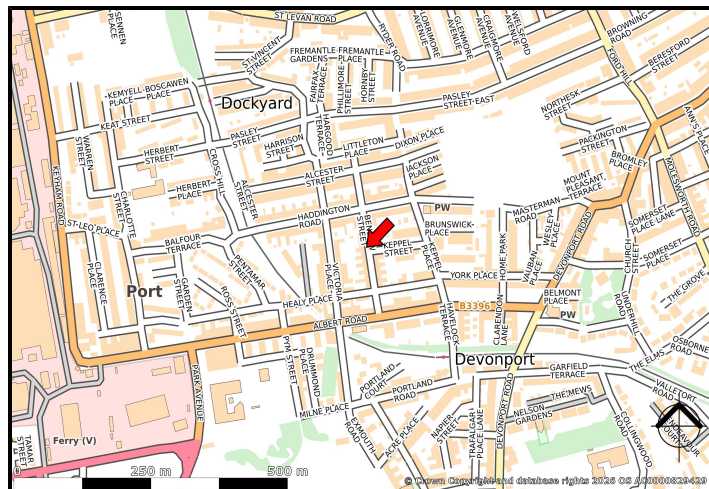
We understand that the premises are held on a 10 year commercial Lease from 2022 at a current rent of £250 per week, exclusive of rates, subject to rent reviews every 3rd year, with the tenant responsible for the internal and shop front repairing and insuring covenants. A deposit or other security may be required, subject to covenant status.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £5,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (58).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020

Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020

Email bh@miller-commercial.co.uk

AGENTS NOTE: Huntley & Partners and Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is Mansion House, Princes Street, Truro TR1 2RF. VAT Registration No.159 0357 01.

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ANTI-MONEY LAUNDERING REGULATIONS: A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.